

Brewery Project Update

Tumwater City Council Worksession

June 16, 2015

Brewery District

Historic/North of Custer Way:

Owner: Falls Development

South of Custer Way:

Owner: Capital Salvage



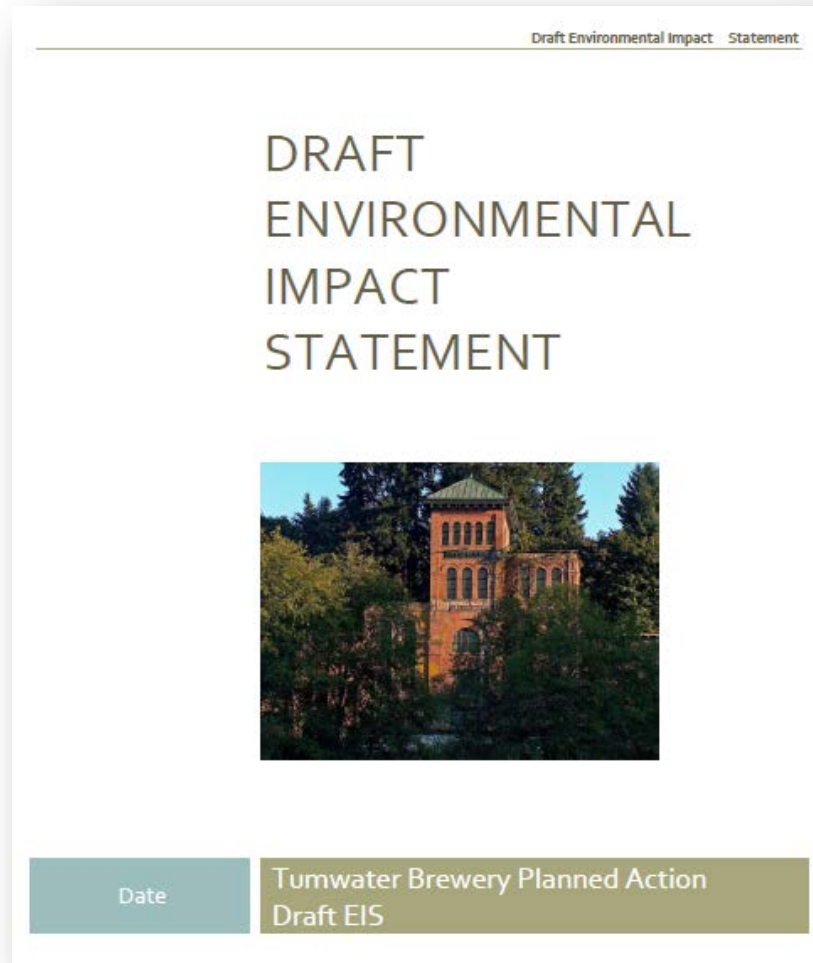


3/25/2011

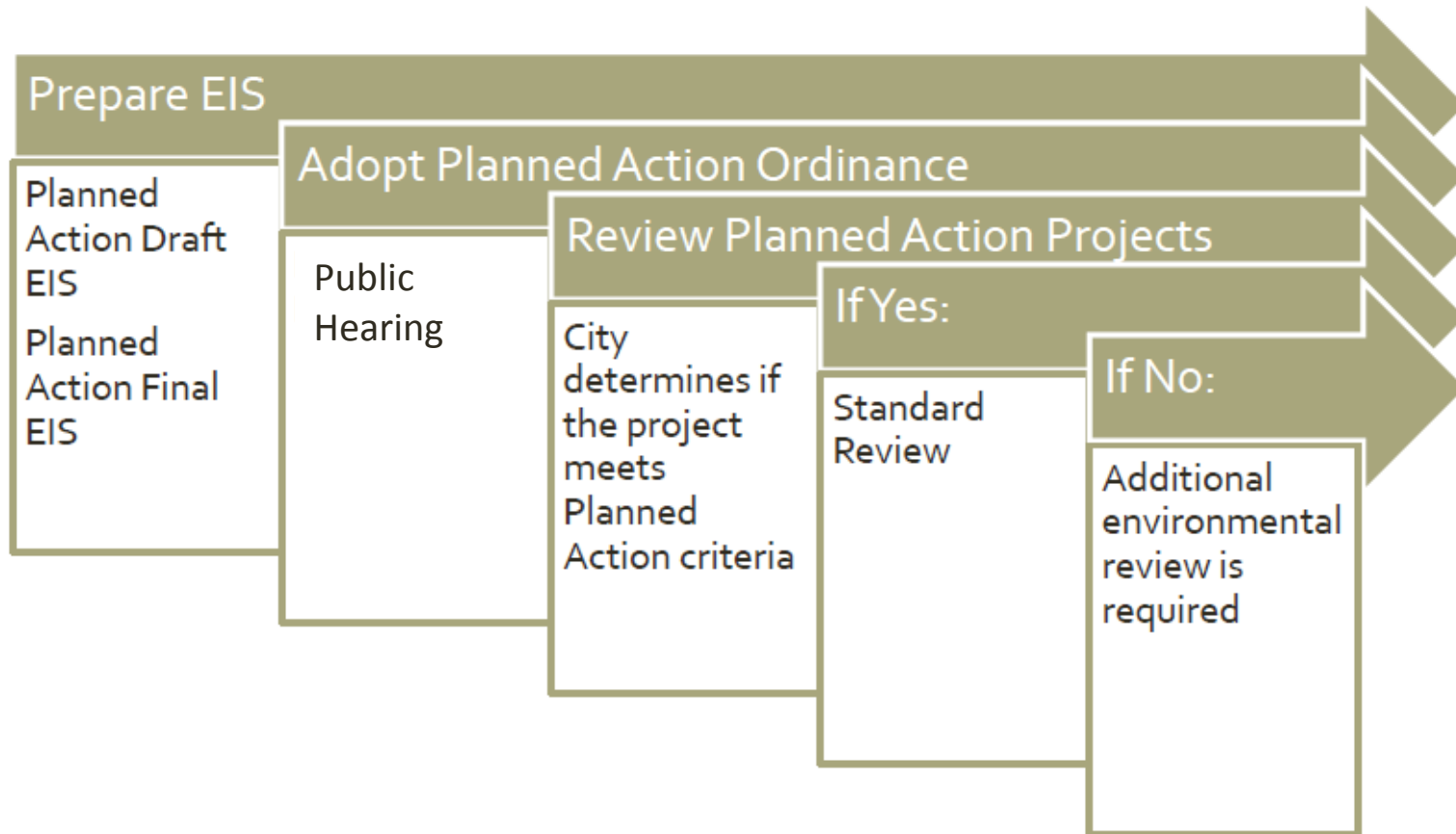


SEPA Planned Action - Draft EIS

- North/Historic Site
- Integrated Planning Grant – from WA State Department of Ecology
 - Shoreline/wetlands
 - Traffic
 - Geotech
 - Cultural Resources
- Process & Schedule



Planned Action EIS Process



Tumwater Brewery Site Study

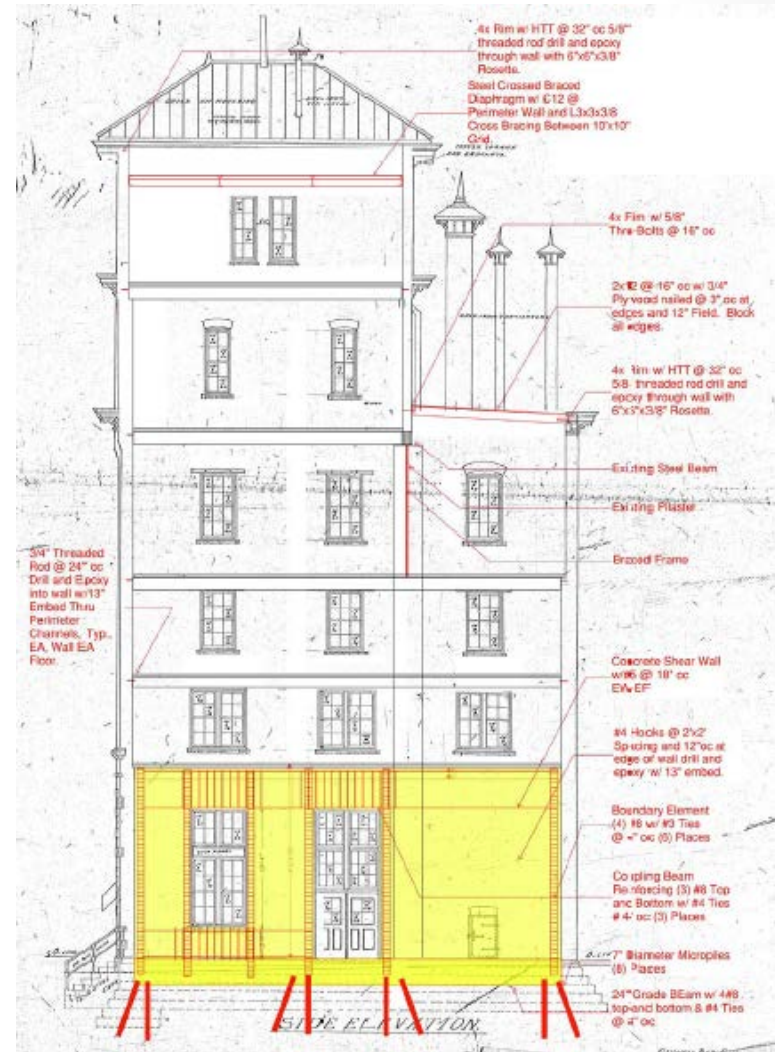
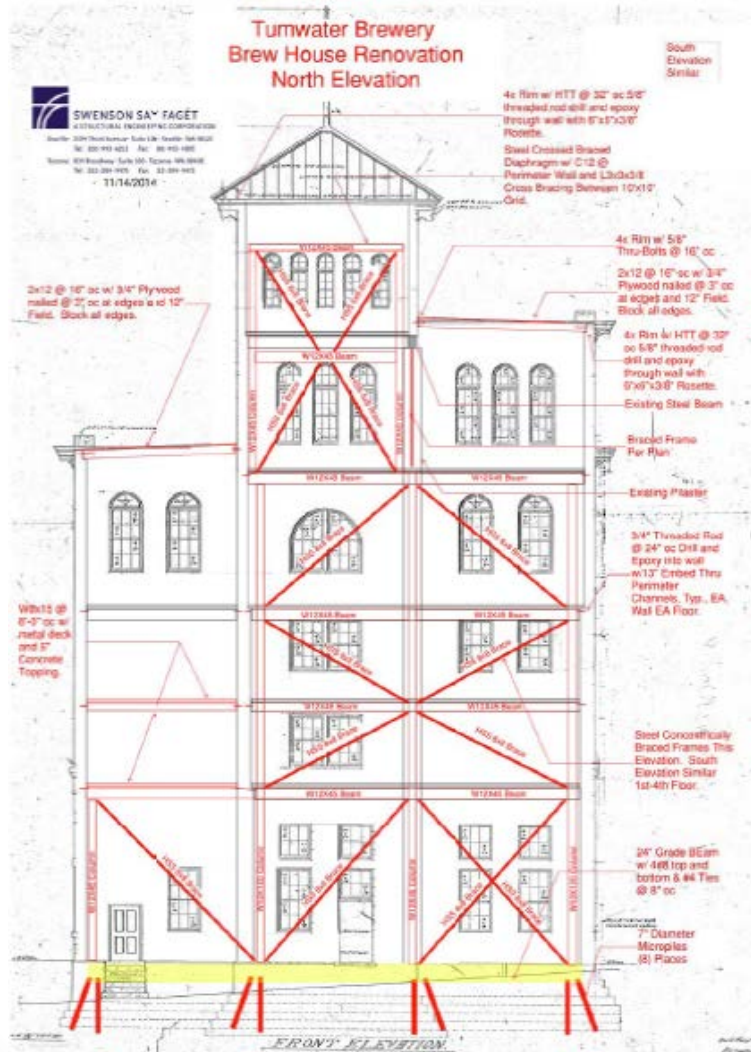


Tumwater Brewery Site Study

Primary Consultant: Cardinal Architecture

- Public private partnerships
- Studies were not lowest cost design
- Costs identified to establish priorities for potential public investment:
 - Old Brewhouse
 - Trails, Boardwalk, and Bridge
 - Parking Structure

Old Brewhouse



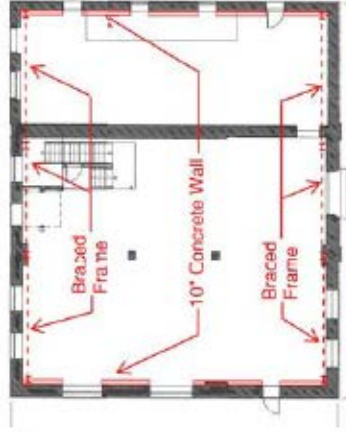
Old Brewhouse - internal



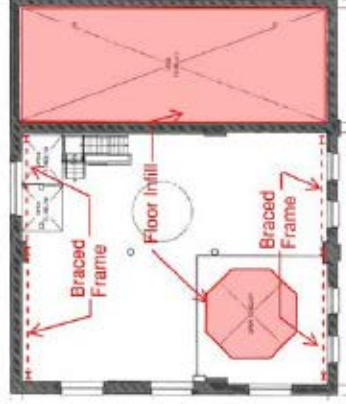
SWENSON SAY FAGET
A STRUCTURAL ENGINEERING CORPORATION
Seattle 1220 Third Avenue, Suite 1100, Seattle, WA 98101
Tel: 206-455-5822 Fax: 206-455-4878
Tacoma 504 Broadway, Suite 100 - Tacoma, WA 98501
Tel: 253-881-9916 Fax: 253-881-9911

Tumwater Brewery Seismic Retrofit Plan

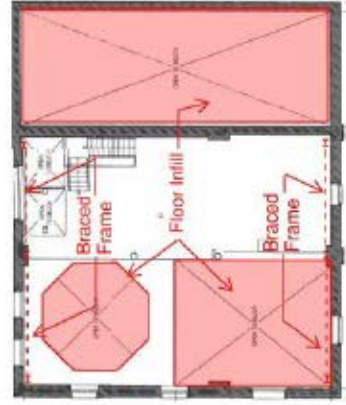
11/14/2014



1st Floor



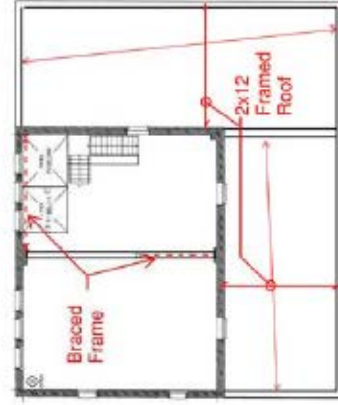
2nd Floor



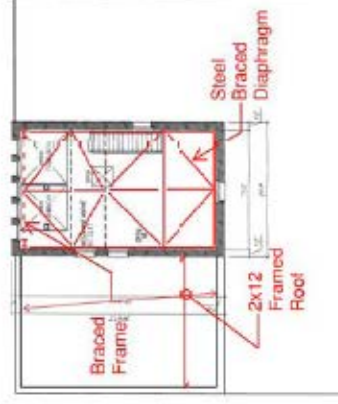
3rd Floor



4th Floor

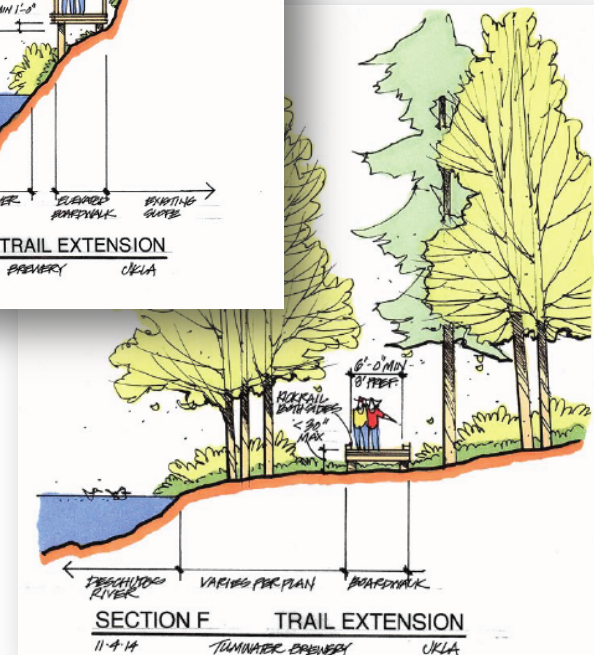
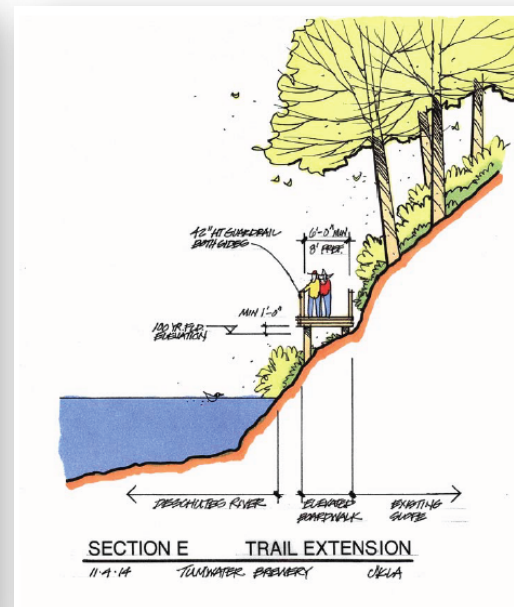
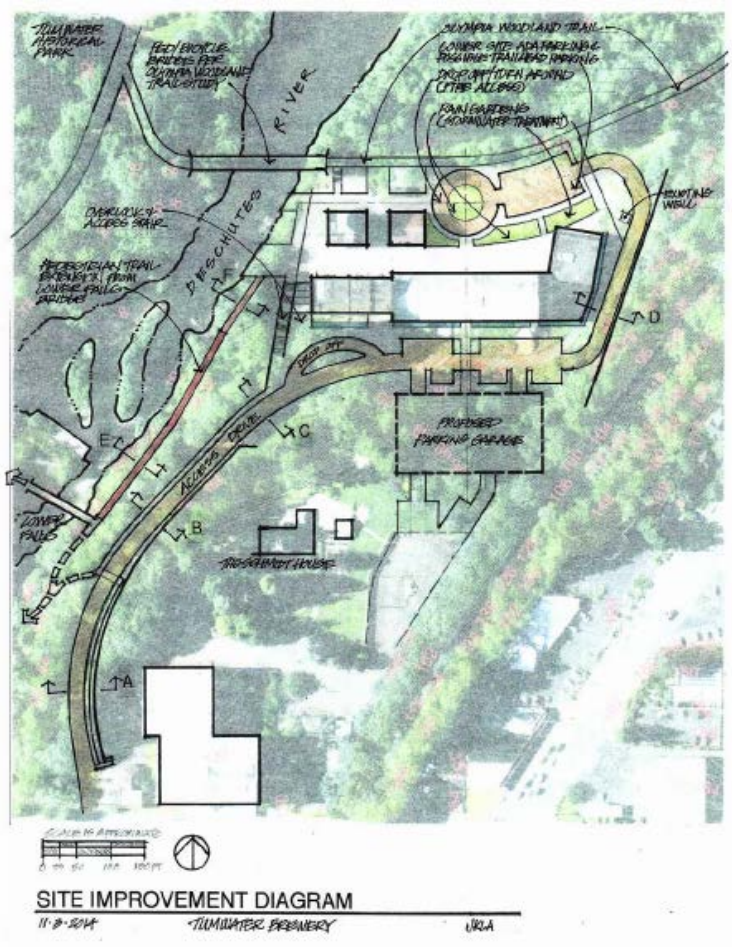


5th Floor

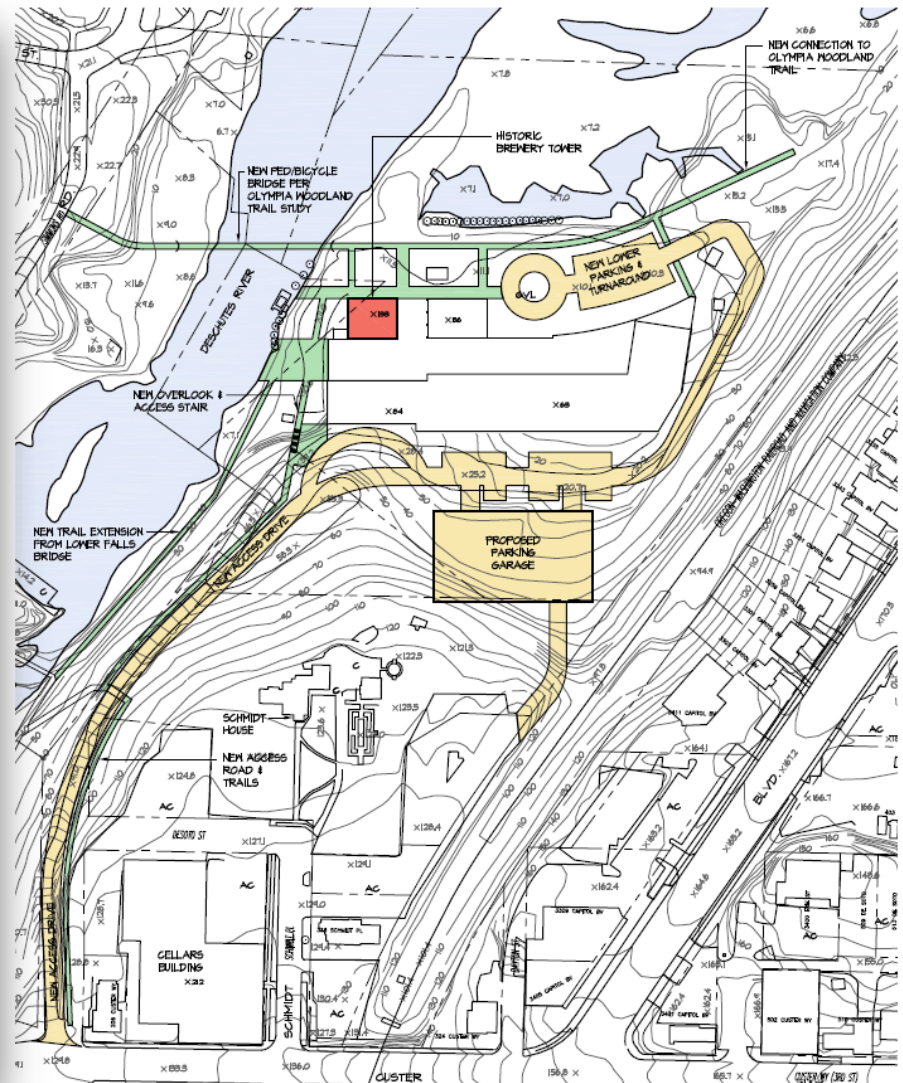
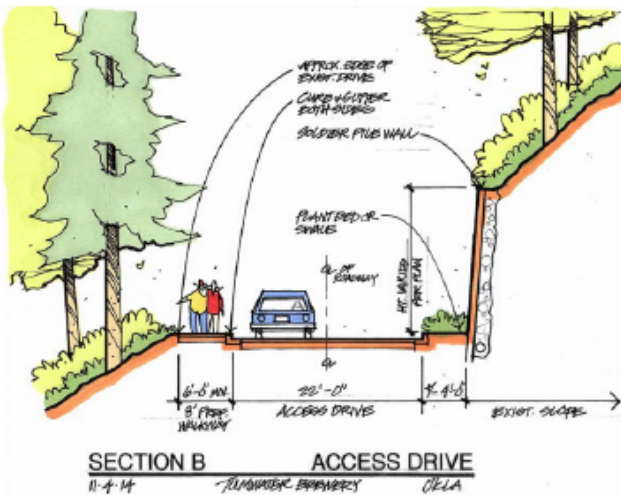
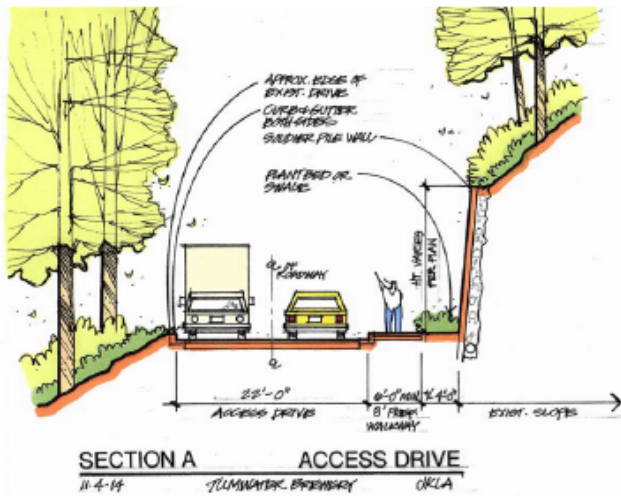


6th Floor

Trails, Boardwalk, and Bridge



Parking Structure



Costs

Tumwater Brewery Comprehensive Study

Overall Summary

		SF	\$/SF	TOTAL
B2	Historic Brew House- Renovation	9,819	578.88	5,684,054
B3	Parking Garage 1000- Stall	320,000	120.24	38,476,135
B4	Access roads, parking, retaining walls	108,900	51.75	5,635,062
B5	Lower Falls trail extension	6,534	188.30	1,230,347
B6	Olympic trails extension	26,136	86.24	2,253,872
B7	Overlook and access stairs	8,864	112.95	1,001,215
B8	Planting and raingardens	5,240	437.46	2,292,272
B9	Site utilities	155,674	21.11	3,286,747
B10	Pedestrian Bridge	1,760	32.83	5,110,104
TOTAL CONSTRUCTION		155,674	417.35	64,969,809

RECOMMENDED BUDGET

64,969,809

Alternate 1: 300 stall Parking structure in lieu of 1000 stall

(26,932,058)

Alternate 2: 500 stall Parking structure in lieu of 1000 stall

(19,237,184)

Regional Parks Funding

- Old Brewhouse Foundation
- County convening parks funding discussion
- Briefing @ June 23 Worksession



Craft Brewing & Distilling Center Study

Consultants: Cardinal Architecture & Spinnaker Strategies

- Incentivize Brewery redevelopment and build on the unique and historic brand
- A “Center of Excellence”



Craft Brewing Industry Trends



Craft Breweries – Washington



WASHINGTON

[FIND A BREWERY ▶](#)[STATE LAWS ▶](#)

5 Breweries per Capita*
(RANKS 7TH)
*per 100,000 21+ Adults

\$
ECONOMIC IMPACT
(2012)

1,006.6
Million Economic Impact
(RANKS 9TH)

200
Impact per Capita
(RANKS 12TH)

PRODUCTION
(2014)

405,131
Barrels of Craft beer
produced per year
(RANKS 12TH)

2.5
Gallons per 21+ Adult
(RANKS 16TH)

NUMBER OF BREWERIES PER YEAR



Craft Distilleries



Growing the Industries— The Walla Walla Model

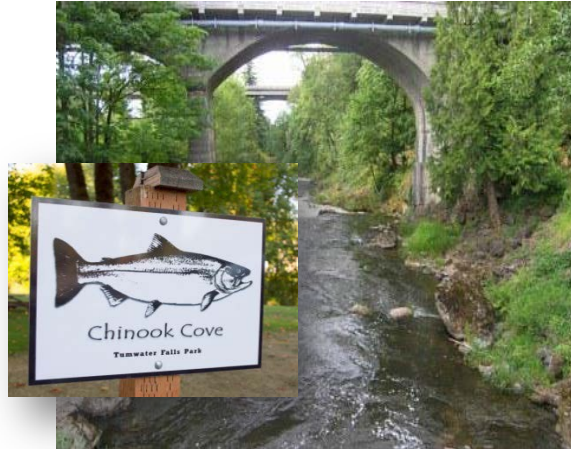
- Center for Enology and Viticulture
- Port of Walla Walla Incubators, Infrastructure
- Innovation Partnership Zone (IPZ)
- Wine Science Center - Richland, WA
- Wine Tourism



Craft Brewing & Distilling Center - Concept as of 6/2/2015



History/Culture/Tourism



Compliments of O Bee Credit Union

Industry

- Craft Brewers
- Craft Distillers
- Industry Associations
- Agricultural Associations



WESTLAND
DISTILLERY



USA HOPS
HOP GROWERS OF AMERICA



Agriculture



Extension Proposal

- Problem: the craft brewing and distilling supply chains are young and not connected
- Goal: Convene and connect elements of the supply chain from farmers to maltsters to brewers and distillers in order to grow the industry and develop support for the Center
- Proposal
 - 3-4 year position
 - Legislative ask for 2 years of funding - \$200,000 with \$50,000 from industry and local sources
 - WSU Extension supported and housed at Thurston County
 - Work across the State

Workforce/Jobs

Scenario 1 - Education Program Only

Tumwater Craft Brewing and Distilling Center - Economic Impacts for Thurston County, June 2015				
Impact Type	Employment	Labor Income (\$)	Total Value Added (\$)	Output (\$)
Construction				
Direct Effect	162	8,562,846	8,832,076	
Indirect Effect	28	1,269,882	1,904,733	
Induced Effect	45	1,890,866	3,593,186	
Total Effect	236	11,723,594	14,329,994	
Operations				
Direct Effect	12	221,972	360,505	
Indirect Effect	2	120,829	199,729	
Induced Effect	2	66,804	127,090	
Total Effect	16	409,605	687,325	
Student/Faculty Expenditures				
Direct Effect	14	403,050	822,013	
Indirect Effect	3	104,210	184,644	
Induced Effect	2	98,252	186,857	
Total Effect	19	605,511	1,193,514	1,928,346
Totals	271	12,738,710	16,210,833	30,206,835

Workforce Expansion

Jobs = 662

Impact = \$101,190,599

Scenario 2 - Full Spectrum Impacts

Tumwater Craft Brewing and Distilling Center Expanded - Economic Impacts for Thurston Co., June 2015				
Impact Type	Employment	Labor Income (\$)	Total Value Added (\$)	Output (\$)
Construction				
Direct Effect	94	5,038,245	5,196,040	9,888,870
Indirect Effect	14	646,838	956,404	1,721,527
Induced Effect	26	1,092,432	2,075,811	3,415,346
Total Effect	134	6,777,515	8,228,255	15,025,744
Operations				
Direct Effect	166	4,530,054	8,394,139	41,707,756
Indirect Effect	56	2,995,038	4,871,152	9,627,739
Induced Effect	35	1,477,869	2,811,143	4,622,525
Total Effect	257	9,002,961	16,076,434	55,958,020
Totals	391	15,780,476	24,304,689	70,983,763

Total Combined	662	28,519,187	40,515,521	101,190,599
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Urban Redevelopment



Economic Development



Compliments of microbrewr.com

Related Uses

- Brewery with brewpub and tasting rooms
- Distillery with tasting rooms
- Restaurant and brewpub
- Teaching/learning kitchen
- Museum/Cultural Center
- Brewing, distilling, wine and food gift shop featuring Washington State beverages and products, glassware, themed souvenirs, and brewing history memorabilia
- Demonstration garden featuring brewing and distilling ingredients such as barley, wheat, corn, apples, hops, oak trees, bees and aromatic plants
- Brewing/distilling industry testing laboratory
- Fermentation laboratory
- Office space for brewing and distilling industry and related associations
- Consumer education classrooms and displays
- Home brewing classroom
- Brewing or distilling industry museum
- Outdoor entertainment area for musical or theater performances
- Gathering, reception, and convening space
- Farmers market
- Student study/flex space
- Cider making classes

Competition & Complimentary

- Skagit Valley
 - WSU Bread Lab
 - Skagit Valley Malting
 - WSU Food Science
 - Ste. Michelle Wine Estates
WSU Wine Science Center
- Other programs
- Industry driven



Basic Brewing
Science



Quality Control



Machinery
Repair



Basic Electrical



Entrepreneurism



Programming



Supervision



Budgeting



Websites

Principal Partners

- South Puget Sound Community College (SPSCC)
- Port of Olympia
- Washington State University/UI
 - Food Science
 - Extension



South Puget Sound
COMMUNITY COLLEGE



Port of Olympia

WASHINGTON STATE
 UNIVERSITY
EXTENSION



Next Steps

- Find a brewing partner
- Find an educational partner – SPSCC
- Build a working relationship with industry associations
- Start working on the trails and open spaces
- Think in terms of the district as a whole
- Create an organizational structure that moves the “Center” forward
- Engage WSU Extension - Faculty position
- Establish an Innovative Partnership Zone (IPZ)
- Secure private investment

THANK YOU